



A. PROJECT INFORMATION

1. APPLICATION IS: Development Project Protest Appeal

2. STAFF REVIEW DATE: 6/1/2020

3. SITE INFORMATION

Development Address: Saw Mill Run Boulevard

Parcel ID(s)/Lot-and-Block Number(s): 34-G-162, 34-G-167, and 34-G-138

Project Description: Off-site accessory parking lot for Red White and Blue Thrift Store

3. CONTACT INFORMATION

Applicant Name: Benjamin Landin

Applicant Contact (phone and email): blandin@lsse.com

B. ZBA HEARING INFORMATION

Zone Case # 1623 Click here to enter text. of 2020 Click here to enter text.

Date of Hearing: July 2, 2020

Time of Hearing: 9:10 AM

Zoning Designation: NDI

Neighborhood: Bon Air

Zoning Specialist: William Gregory

C. ZBA REQUESTS

Type of Request Special Exception:

Code Section: 914.07.G.2(a)

Description: Off-site parking is a Special Exception

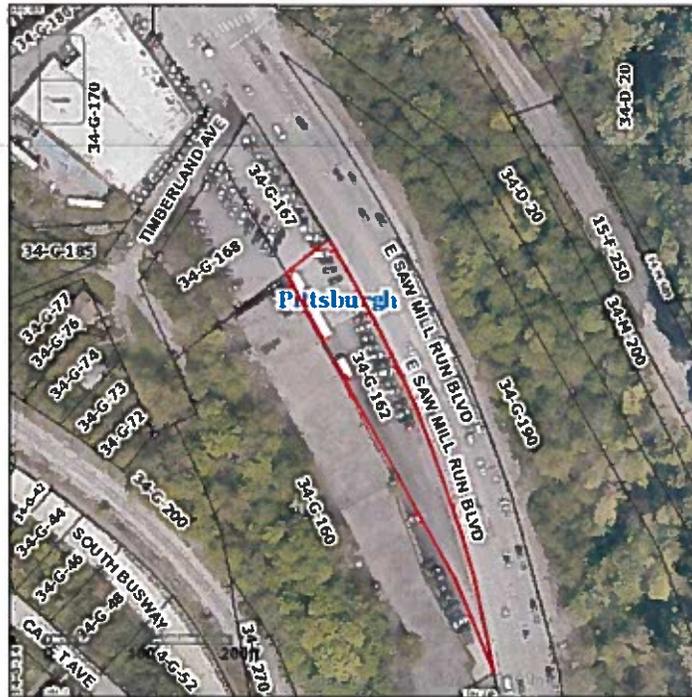
Parcel ID : 0034-G-00162-0000-00
Property Address : SAW MILL RUN BLVD
PITTSBURGH, PA 15226

Municipality : 118 18th Ward - PITTSBURGH
Owner Name : D & D COMPANY PROPERTIES LLC

Data displayed on this map is for informational purposes only. It is not survey accurate and is meant to only show a representation of property lines.

Print

Note: This button uses pop-ups. Please click help button for further printing instructions.





Accela # _____

A. PROJECT INFORMATION (REQUIRED FOR ALL PROJECTS)

1. APPLICATION IS: New application Amendment/Addition to existing application

2. SITE INFORMATION

Development Address: 890 Saw Mill Run Boulevard

Parcel ID(s)/Lot-and-Block Number(s): 34-G-167, 34-G-168, 34-G-162

Total Lot Area: 0.9527 Acre

Project Cost: \$27,244

Existing primary use of the site, if known: Parking

Is the proposed use the same as the existing use? Yes No

Describe the proposed development in detail (include changes to use, new construction, renovations, accessory structures and uses, etc.; if development is only in a portion of the building identify which areas):

Reconfiguration of an existing 44 space parking lot to provide 42 spaces including curbing, line striping, and landscaping

3. ENVIRONMENTAL INFORMATION

Impervious Surface (SF) Existing: 22527 (within project area) Proposed: 14839 (within project area)

Total Area of Disturbance (SF): 10,700

(Disturbance is any activity involving grading, tilling, digging, filling, or stripping of vegetation or any other activity which causes land to be exposed to the danger of erosion.)

Publicly Funded project: Yes No

(Publicly Funded means any development funded in whole or in part by public monies of at least \$1,000,000, and that are in the form of any grant, loan that is forgiven or discounted below the market rate over the life of the loan, bond financing, infrastructure improvements related to a project, below-market sale or lease of property, or other form of financial assistance with an aggregate value over the life of all planned phases of development.)

Steep slopes (25% or greater) disturbance: Yes No Not sure

Will trees with a diameter of 12" or greater to be removed? Yes No Not sure

If Yes, what is the total diameter of all removed trees in this category? _____
(Diameter is measured 4' above grade)

B. ADDITIONAL INFORMATION (REQUIRED AS APPLICABLE)

1. PRIMARY BUILDING INFORMATION

Height (stories & feet) Existing: N/A Proposed: N/A
Residential Units Existing Number: _____ Proposed Number: _____
Non-Residential Space Existing (SF): _____ Proposed Addition (SF): _____
Total Building (all floors) Existing (SF): _____ Proposed (SF): _____

2. ACCESSORY STRUCTURE INFORMATION (if you need more space, use an additional sheet of paper)

Type	Existing			Proposed		
	Stories	Height (FT)	Total SF	Stories	Height (FT)	Total SF

3. PARKING INFORMATION

Standard car spaces Existing: 44 Proposed: 36
Compact car spaces Existing: 0 Proposed: 6
Accessible car spaces Existing: 0 Proposed: 0
Bike parking spaces Existing: 0 Proposed: 0
Off-Street Loading Existing: 0 Proposed: 0

C. CONTACT INFORMATION (REQUIRED FOR ALL PROJECTS)

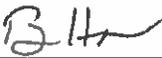
Owner Name: D&D Company Properties, LLC
Owner Address: PO Box 1747, Ventura CA 93002-1747
Owner Contact (phone and email): 805-648-6925 (x120) brian@mmthrift.com

Is the owner also the applicant? Yes No

If No, complete applicant info below:

Applicant Name: _____
Applicant Address: _____
Applicant Contact (phone and email): _____

My signature (below) certifies that all information provided as part of this application is correct and that I am authorized by the legal property owner to make this application.

Applicant or Owner Signature:  Date: 1-21-20



**Lennon, Smith, Souleret
Engineering, Inc.**

Civil Engineers and Surveyors

846 Fourth Avenue, Coraopolis, PA 15108
(412) 264-4400 • (412) 264-1200 Fax

Managing Principals:

Kevin A. Brett, P.E.
Ned Mitrovich, P.E.
Jason E. Stanton, P.E.

June 3, 2020

S. O. No. M601-04-19

VIA UPLOAD ONLY

Mr. William Gregory, Senior Planner
Division of Zoning and Development Review
Department of City Planning
City of Pittsburgh
200 Ross Street #3
Pittsburgh, Pennsylvania 15219

**Subject: 890 Saw Mill Run Boulevard
Development Review Application (Record No. DCP-ZDR-07552)
City of Pittsburgh, Allegheny County, Pennsylvania**

Dear Mr. Gregory:

On behalf of our client, D&D Company Properties, LLC; Lennon, Smith, Souleret Engineering, Inc. is transmitting the following in regards to Zoning and Development Review:

1. One copy of the Existing Conditions Plan dated March 17, 2014;
2. One copy of the Site Plan revised April 1, 2020; and
3. One copy of the Stormwater Management Narrative dated March 2020.

The following is an item by item response to the Site Plan Review Memorandum, dated March 6, 2020. For convenience, our responses are in bold.

General Requirements and Hearings:

1. *The Zoning fee for this project is \$750.00 for the Site Plan Review fee. The Zoning fee can be paid through the OneStopPGH portal or in-person at the OneStopPGH Counter by check or money order payable to "Treasurer, City of Pittsburgh" or by credit card, subject to an additional processing fee.*
Response: The Zoning Fee will be provided by the Applicant under separate cover.

2. *A professional architect or engineer must stamp the provided plans for the final Zoning approved set, including the site plan, landscape plan, grading plan, and elevations.*
Response: The Professional Engineer's seal is provided on the revised plans.
3. *A Zoning Board of Adjustment (ZBA) Hearing is required for the project. A variance to allow accessory parking on a different lot is required. Lana Ipatova will follow up with the confirmed date and hearing time when the required 21 day notice poster is ready. The fee for a ZBA hearing is \$550.00, which is due when the poster is picked up from the Zoning Counter.*
Response: Noted. The fee for the ZBA hearing will be provided at the time the 21 day notice poster is issued.

Site Plan:

4. *Provide an existing conditions plan showing the existing grade and any trees. As part of the application, the drawings must show whether the work impacts the site's steep slopes or landslide prone soils near the site's rear. The plan must show the size and location of any existing trees on-site.*
Response: An Existing Conditions Plan is provided with this resubmission. The proposed work is located within an existing paved parking lot and does not impact steep slopes or landslide prone soils. There are existing trees along the streambank adjacent to the proposed work which will not be disturbed.

Environmental:

5. *A Stormwater Management Plan is required as the project disturbs more than 10,000 SF of land area. Please submit a Stormwater Management Plan and narrative to Marti Battistone (martina.battistone@pittsburghpa.gov) for review. The review fee for Stormwater Management Plan is \$500.*
Response: A Stormwater Management Plan is provided with this resubmission. The proposed improvements result in a reduction in impervious area and stormwater runoff. The Stormwater Management Plan review fee will be provided by the Applicant under separate cover.
6. *The projects site is in a FEMA floodplain. As part of this application, a floodplain application is required. Please complete the City of Pittsburgh's Floodplain Overlay Development Application and upload it through the OneStopPGH portal to or in-person at the OneStopPGH Counter. The floodplain review fee for a substantial improvement is \$500.*
Response: A Floodplain Development Application was provided with the original submittal. Per City of Pittsburgh Floodplain Ordinance 906.02.J.2(hh), "Substantial Improvement means any reconstruction, rehabilitation, addition, or

other improvement of a structure, of which the cost equals or exceeds fifty (50) percent of the market value of the structure before the "start of construction" of the improvement." As no substantial improvement is proposed, the floodplain review fee is not required.

7. *A geotechnical report may be required as the project as the site has landslide prone and steep slopes.*
Response: The Applicant is proposing to reconfigure an existing paved parking lot. Additional paving or disturbance of landslide prone areas or steep slopes is not proposed.

Parking and Loading:

8. *Are the spaces on the 890 Saw Mill Run Boulevard lot included with the application? The spaces do not have an existing Certificate of Occupancy. Two accessible spaces are required for the 42 space parking area.*
Response: This application does not include the parking spaces located at 890 Saw Mill Run Boulevard. A Certificate of Occupancy for 890 Saw Mill Run Boulevard was issued on November 9, 1961 and amended on August 25, 1962, at which time a separate parking occupancy permit was not required. As such, the existing Certificate of Occupancy includes the existing associated parking on the site. The Site Plan is revised to include two ADA spaces on the off-site parking lot.
9. *The minimum width for one-way drive aisle is 16'. Revise the one-way aisles to meet the 16' width minimum or request a size reduction waiver to permit the undersized aisles 914.11.B.1. If the reduction waiver is requested, please prepare a narrative describing how the narrower aisles will not contribute to dangerous conditions in the parking area or congestion in the surrounding streets. The request needs to be provided on a separate letter.*
Response: The plan is revised to include 16' wide drive aisles.

Landscaping:

10. *A total of five street trees are required for the site's frontage on Saw Mill Run Boulevard and Timberland Avenue. On a landscape plan, show the 30 SF (ideally 3' x 10') planting pits and location of the street trees. Indicate the tree species for the proposed street trees and provide a planting detail. Work with Lisa Ceoffe (412-670-5072, lisa.ceoffe@pittsburghpa.gov) on the selection and placement of street trees on Saw Mill Run Boulevard and Timberland Avenue.*
Response: The plan is revised to indicate the location of proposed street trees. Due to limited space within the proposed parking lot reconfiguration area and existing above and underground utilities, street trees are proposed along Saw Mill Run

Boulevard south of the proposed reconfiguration to satisfy the street tree requirement. Planting details are added to the plan. The revised plan has been submitted to Lisa Ceoffe for her review of the selection and placement of street trees.

11. *Parking lots with 11 or more spaces in a non-residential zone are required to provide parking lot landscaping. For a parking lot with 41 spaces, 1,025 square feet of landscaping and 8 trees are required. On the landscape plan, indicate the area of new landscaping for this requirement.*

Response: The plan is revised to denote the area of new landscaping to satisfy the above parking lot landscaping requirements.

12. *The parking area needs to be screened from adjacent properties and streets. On a site plan or landscape plan, show the proposed screening for the parking area. Screening can be fencing, evergreen landscaping planted in a 5' wide strip, or a combination of the two. Screening for parking needs to a minimum of 42" in height when installed and 80% opaque. On a site plan or separate sheet, provide a detail of any proposed screening fencing. For landscaped screening, provide a planting detail and label the proposed species. Screening is required along the rear and fronting on Timberland Avenue.*

Response: The proposed plan includes a 42" shrub row along Saw Mill Run Boulevard. The rear of the property is screened by an existing dense wooded area. Screening is not proposed along Timberland Avenue as it would screen the parking area from its primary use.

Addressing:

13. *A new address will be required for the project. Please complete the Addressing Request Form and send it to addressing@pittsburghpa.gov to apply for a new address. A valid address is required to obtain final Zoning approval.*

Response: An Address Request Form has been completed and submitted.

Department of Mobility and Infrastructure (DOMI) review:

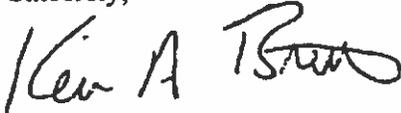
14. *A Curb Cut permit is needed for the new driveway access proposed off Timberland Avenue and Saw Mill Run Boulevard. Email Bobbie Abbondanza (bobbie.abbondanza@pittsburghpa.gov) to schedule a time to apply for the curb cut permit at DOMI's permit office at 611 Second Avenue. Please provide the Zoning application number – DCP-ZDR-2019-07552 – along with DOMI's required application drawings. the Curb Cut permit must be issued to obtain final Zoning approval.*

Response: The Applicant will schedule an appointment to apply for a curb cut permit.

Mr. William Gregory, Senior Planner
Division of Zoning and Development Review
Department of City Planning
City of Pittsburgh
June 3, 2020
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Should you have any questions or require any additional information, please call.

Sincerely,

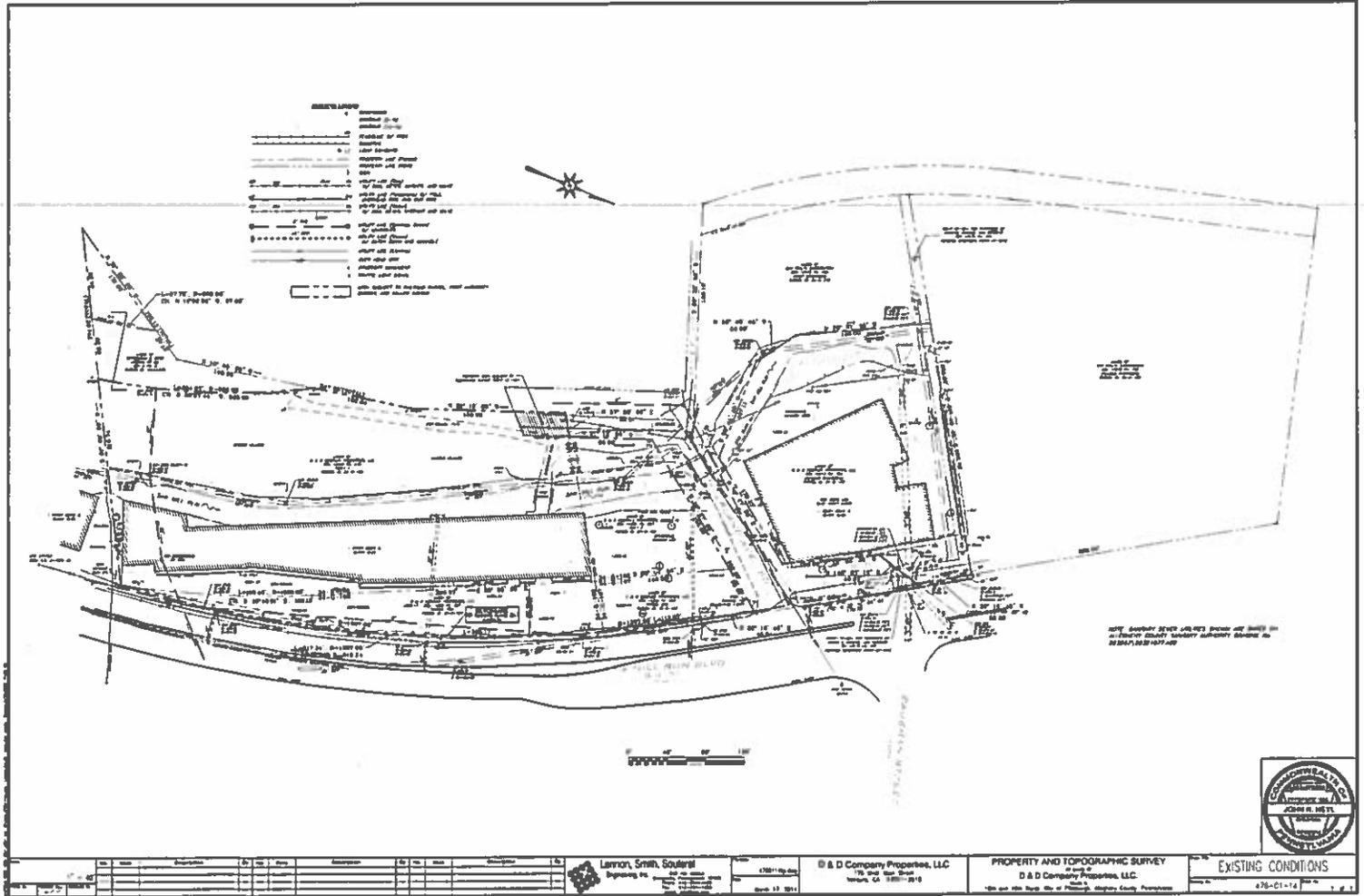


Kevin A. Brett, P.E.

KAB/ven

Enclosures

cc: Mr. Brian Hughes, D&D Company Properties, LLC (brian@mmthrift.com)
Mr. Chuck Perego, McMonigle, Vesely & Perego, P.C. (cperegolaw@aol.com)
John R. Heyl, P.E., CPESC, LSSE (john.hey1@lsse.com)



LAWSON, Smith, Souterland Surveyors, P.C. 1000 N. 10th Street Oklahoma City, Oklahoma 73102 Phone: (405) 241-1111 March 13, 2014		D & D Company Properties, LLC 175 and 180th Street Midwest, OK 73050-2015		PROPERTY AND TOPOGRAPHIC SURVEY for use of D & D Company Properties, LLC. 175 and 180th Street, City of Midwest, Oklahoma County, Oklahoma		EXISTING CONDITIONS 478-C1-14 1 of 1	
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